

Energy performance certificate (EPC)

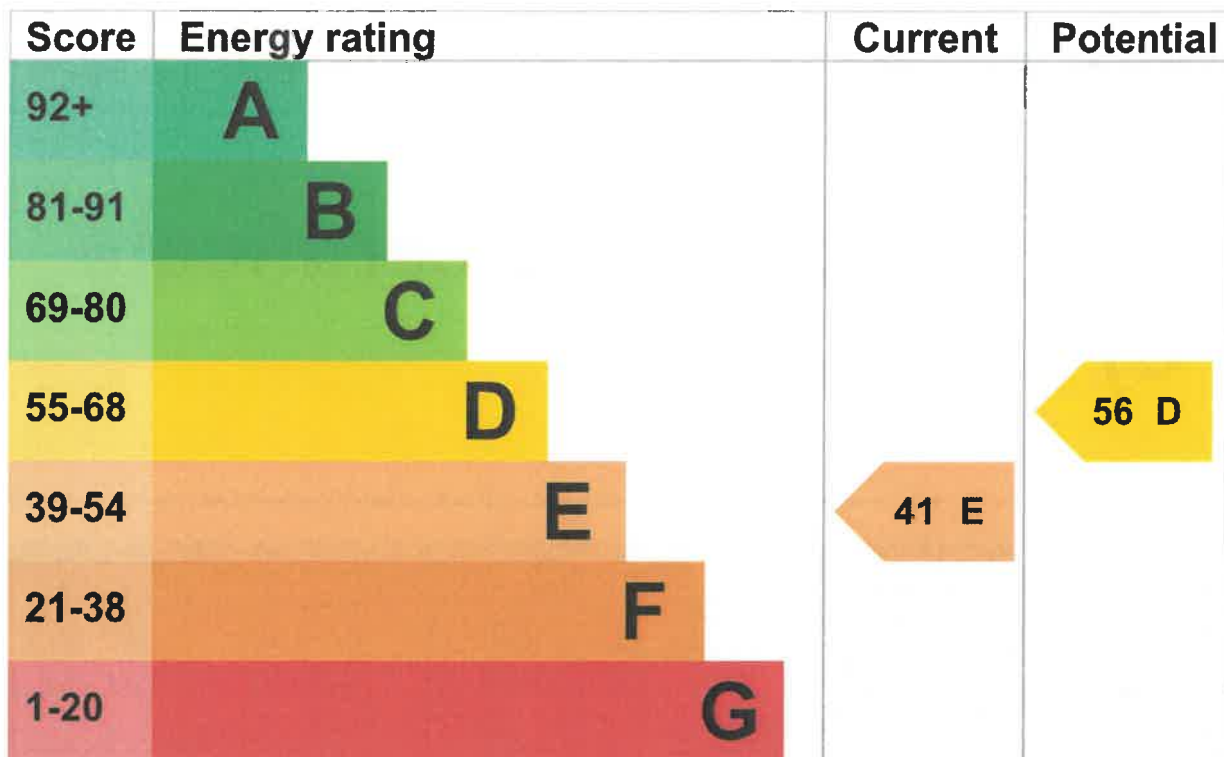
26, Cairngorm Walk LARNE BT40 2JP	Energy rating E	Valid until:	20 October 2029
		Certificate number:	9471-0220-6199-4629-4992

Property type	end-terrace house
Total floor area	81 square metres

Energy rating and score

This property's energy rating is E. It has the potential to be D.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in Northern Ireland:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	System built, as built, no insulation (assumed)	Very poor
Roof	Pitched, 150 mm loft insulation	Good
Window	Fully double glazed	Average
Main heating	Boiler and radiators, oil	Average

Feature	Description	Rating
Main heating control	Programmer, no room thermostat	Very poor
Hot water	From main system, no cylinder thermostat	Poor
Lighting	Low energy lighting in 11% of fixed outlets	Poor
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	None	N/A

Primary energy use

The primary energy use for this property per year is 334 kilowatt hours per square metre (kWh/m²).

► [About primary energy use](#)

How this affects your energy bills

An average household would need to spend **£1,124 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £318 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2019** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Impact on the environment

This property's environmental impact rating is F. It has the potential to be E.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO₂) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO ₂
This property produces	7.1 tonnes of CO ₂
This property's potential production	5.1 tonnes of CO ₂

You could improve this property's CO₂ emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

► [Do I need to follow these steps in order?](#)

Step 1: Hot water cylinder insulation

Increase hot water cylinder insulation

Typical installation cost	£15 - £30
---------------------------	-----------

Typical yearly saving	£19
-----------------------	-----

Potential rating after completing step 1	42 E
--	------

Step 2: Low energy lighting

Typical installation cost	£40
---------------------------	-----

Typical yearly saving	£48
-----------------------	-----

Potential rating after completing steps 1 and 2	43 E
---	------

Step 3: Hot water cylinder thermostat

Typical installation cost	£200 - £400
---------------------------	-------------

Typical yearly saving	£20
-----------------------	-----

Potential rating after completing steps 1 to 3	44 E
--	------

Step 4: Heating controls (room thermostat and TRVs)

Typical installation cost	£350 - £450
---------------------------	-------------

Typical yearly saving	£158
-----------------------	------

Potential rating after completing
steps 1 to 4

53 E

Step 5: Replace boiler with new condensing boiler

Typical installation cost £2,200 - £3,000

Typical yearly saving £73

Potential rating after completing
steps 1 to 5

56 D

Step 6: Floor insulation (solid floor)

Typical installation cost £4,000 - £6,000

Typical yearly saving £32

Potential rating after completing
steps 1 to 6

58 D

Step 7: Solar water heating

Typical installation cost £4,000 - £6,000

Typical yearly saving £42

Potential rating after completing
steps 1 to 7

61 D

Step 8: Solar photovoltaic panels, 2.5 kWp

Typical installation cost £3,500 - £5,500

Typical yearly saving £313

Potential rating after completing
steps 1 to 8

71 C

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Matthew Scott
Telephone	07743122100
Email	mattscott1@hotmail.com

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Stroma Certification Ltd
Assessor's ID	STRO006243
Telephone	0330 124 9660
Email	certification@stroma.com

About this assessment

Assessor's declaration	Employed by the professional dealing with the property transaction
Date of assessment	11 October 2019
Date of certificate	21 October 2019
Type of assessment	► RdSAP

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk or call our helpdesk on 020 3829 0748 (Monday to Friday, 9am to 5pm).

Certificate number

[9764-2961-0109-0201-2481 \(/energy-certificate/9764-2961-0109-0201-2481\)](#)

Expired on

11 October 2019



[Help \(/help\)](#) [Accessibility \(/accessibility-statement\)](#) [Cookies \(/cookies\)](#)

[Give feedback \(https://forms.office.com/e/KX25htGMX5\)](https://forms.office.com/e/KX25htGMX5)

[Service performance \(/service-performance\)](#)

OG

All content is available under the [Open Government Licence v3.0 \(https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/\)](#), except where otherwise stated



© Crown copyright (<https://www.nationalarchives.gov.uk/information-management/re-using-public-sector-information/uk-government-licensing-framework/crown-copyright/>)

